



# Smoky Ridge Newsletter

## June 2010

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### GOVERNING DOCUMENTS ONLINE

Need to refinance?  
Selling your house?  
Your bank or realtor will need a set of your Association's governing documents and copies of minutes. Obtaining these has been made more convenient. Go to the CPMG website, ([www.withcpmg.com](http://www.withcpmg.com)) click on Smoky Ridge and you will find most of the information required.

### PROPOSED AMENDMENTS TO THE ASSOCIATION'S DECLARATIONS

The Smoky Ridge Board of Directors has been working with the Association's attorney to draft proposed amendments to the Association's Declarations. The first amendment will be to allow the Board to increase the homeowner assessments to keep up with rising operating expenses and to fund the replacement of the fence in the future. The second amendment will restrict large unsightly commercial vehicles that contain excess advertising. Mixed use vehicles with small advertising will still be allowed. Once finalized, information will be mailed to all homeowners for consideration. In order for the amendments to pass, the Board will have to obtain the affirmative vote of 51% of the homeowners. Please promptly return your vote in order to help us minimize the cost of follow up mailings and to expedite the amendment process.



### SAVE THE DATE: JULY 13, 2010

An informational meeting regarding the proposed amendments will be held on July, 13, 2010 at 6:30pm at the Smoky Hill Library, 5430 S. Biscay Circle, Centennial, CO 80015. The Board will make a presentation on the proposed amendments and the Association's attorney will be in attendance to answer homeowners questions.

### Smoky Ridge Annual Garage Sale June 11th—12th, 2010



It is time to get rid of all that stuff that is sitting in your garage and keeping your car in the driveway. It's time to empty the basement. It's time to turn those clothes that do not fit into \$\$\$\$. The annual Smoky Ridge garage sale will be June 11-12, 2010. Great weather has been ordered, to make some extra spending money. Find your tags and marking pens. Drag out the tables. Don't forget to have change ready. This is also a great chance to meet some of your neighbors.

## Covenant Inspections

The Smoky Ridge Board of Directors has engaged CPMG to perform two inspections of the community each month. During this summer season, extra attention is paid to the landscaping. To avoid receiving violation letters, owners should take the following steps to maintain their yards:

- Keep yards weed free, including rock bed areas along the fences and on the side of the home.
- Keep yards watered and patch dead spots in the lawn. The Association understands that there are watering restrictions in place, so owners are only expected to keep the grass as green as the majority of other yards in the neighborhood.
- Promptly remove and replace dead trees in the yard.

If you receive a violation, contact Association Manager Brittney Johnson at 303-671-6402, ext. 25, or in writing, and let her know how you plan to remedy the problem. The Association knows some landscape problems can take time to rectify and will work with homeowners who communicate with the manager.

## COMMUNITY FENCING UPDATE

The Board of Directors is working to obtain additional proposals to have the worst sections of the community fence repaired. The work will take place late summer or early fall. During the recent inspections of the fence, it was noted that some sections were damaged due to landscape material pushing against the fence from inside a homeowner's yard.

Fence Consulting Services has notified the Board that much of the fence has been negatively impacted by the migration of dirt and landscape rocks. The dirt against the fence is the biggest cause of fiber decay since it traps moisture in the wood and doesn't allow the wood to air dry. Landscape rocks are the biggest cause for boards to be forced out away from the back rails, and for pushing posts out of plumb. Homeowners should not have these items within one foot of the community fence.

They recommend that no dirt or landscape materials that would hold or trap moisture next to the base of the fence be installed, and that no more than two (2) inches of small landscape aggregate be installed next to the fence. Small rocks are okay as they allow moisture to move under the fence and allows airflow around the boards and bottom rails.

## VACANCY ON BOARD OF DIRECTORS

There is one vacancy on the Smoky Ridge Board of Directors. Board member responsibilities include:

- Understanding and complying with the Association's Governing Documents.
- Attending monthly Board meetings.
- Reviewing the Board information packet delivered to Board members by CPMG prior to the meeting.
- The ability to make fiscally prudent business decisions for the Association based on information presented to the Board.
- Being available between Board meetings as may be necessary.
- Engaging in positive discussion at Board meetings and coming to a consensus in a timely, business like manner.
- Optional: Attending Board member workshops presented by CPMG at no cost to Board members.



Persons wishing to serve on the Board should send a short paragraph of intent to the Smoky Ridge Board of Directors, c/o Brittney Johnson at Colorado Property Management Group, 2620 S. Parker Road, Suite 105, Aurora, CO 80014 or at [brittneyj@withCPMG.com](mailto:brittneyj@withCPMG.com).

## How to Remove Oil Stains from Concrete

By: Susan M. Keenan—<http://www.doityourself.com>

No matter how careful we are or how hard we try, eventually oil stains magically appear on our concrete driveway or sidewalk. Obviously, the stains did not appear there by some magical feat, nor are they going to disappear by feats of magic.

Fortunately for consumers, several commercial products have been designed to clean and degrease our concrete floors, driveways, and sidewalks. Unfortunately, many of these products contain acid. This one simple ingredient alone makes the task of using a commercial degreaser a bit of a challenge to use for many of us.

If you prefer not to use a commercial product for whatever reasons, other options are available to remove or at least to lighten oil stains on your concrete surfaces. Read the following suggestions for less toxic solutions to your oil dilemma.



### Strategies for Removing or Lightening Oil Stains

- **Kitty Litter to the Rescue** - Kitty or cat litter has almost as many uses as cats have lives. If you have a fresh oil spill, then you can sprinkle a healthy dose of kitty litter onto it. Allow the litter to sit overnight so that it will absorb the oil as it soaks into the litter. In the morning, sweep up the kitty litter. The oil is now absorbed into the litter and will be swept away. Unfortunately, if you did not place enough litter onto the oil spill, you may have to repeat the process.
- **WD-40** - Spray the oil spill liberally with the WD-40. Immediately use a rag to wipe up the mess. Place the rag inside a bag and throw it away. Repeat this process once if it hasn't met your expectations.
- **Baking Soda or Dishwasher Detergent Bath** - For this method, you will need to lightly wet the area with water first. Sprinkle the area liberally with baking soda or dishwasher detergent. Allow the area to sit undisturbed for several minutes. While you are waiting, boil a pot of water. Once the water is piping hot, pour it over the area, taking the proper precautions not to burn or scald yourself with the water. Once the water has cooled sufficiently to avoid any scalding, scrub the area with a scrubbing brush that has stiff bristles. Repeat this step as many times as you need in order to achieve the results that you want.

### Handy Reminder Tips

- Purchase a small bag of cat litter and store it in the garage for fresh oil spills.
- Kitty or cat litter absorbs odors as well. Use it on antifreeze spills in a similar process.
- Purchase a box of baking soda and store it in the garage for easy access.
- Purchase some rags that can be stored in the garage for easy use in wiping up spills.

## CALL BEFORE YOU DIG !!!

The Utility Notification Center of Colorado is the state's call-before-you-dig service. Colorado law requires that homeowners and contractors call UNCC at least three business days before starting a digging project.

You can contact UNCC by dialing 811 to have underground utility lines marked (i.e. natural gas, fiber optic, cable, etc.). A UNCC representative will notify affected utility companies of your intent to dig, and locators will be sent to make the lines.

Please make sure to protect yourself by calling before you dig for projects such as planting a tree, building a deck, installing a mailbox, building a fence or modifying your landscape.

## NEW LEGAL REPRESENTATION AT SMOKY RIDGE

The Association's attorney and neighbor Jeanne Toro has recently retired and relocated to Arizona. The Board wants to thank her for her many years of service to the community.



The Board has engaged Moller Graf to represent the Association on legal matters after interviewing different firms and is confident that they will provide sound legal assistance moving forward with the proposed amendments and collection matters. .

### Upcoming Board Meeting

**July 13, 2010**

Held at 6:30 p.m. At Smoky Hill Library  
5430 S. Biscay Circle  
Centennial, CO 80015

### Meet the CPMG Team

Association Manager, Brittney Johnson : 303-671-6402 Ext. 25  
brittneyj@withCPMG.com

Main Number: 303-671-6402

FAX : 303-671-6430

Finance Department : 303-671-6402  
Ext. 22 & Ext. 11

CPMG President, Lynda Reifman: 303-671-6402 Ext. 16

Smoky Ridge Resource Website : [www.withCPMG.com](http://www.withCPMG.com) and follow the link to Smoky Ridge

### CPMG is located at:

2620 S. Parker Road, Suite 105  
Aurora CO 80014  
Office hours are 9:00 a.m. to 6:00 p.m. M-F  
Closed from noon – 1 p.m.